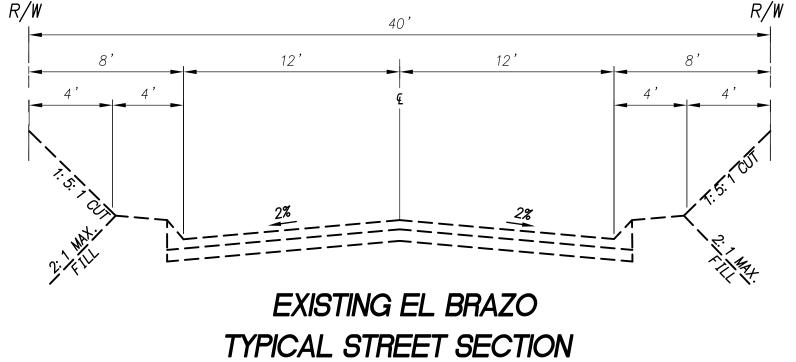
# "D" SITE PLAN S05-043 RANCHO CIELO VILLAGE CENTER



NO SCALE

PRIVATE ROAD EASEMENT 4"TYPE 'E' A.C. \* A.C. PAVING OVER — APPROVED BASE

# PROPOSED TYPICAL PRIVATE DRIVE SECTION

NO SCALE

▼ ELEVATION PER PLAN

<u>LEGEND</u>

**→** 

EXISTING VIA AMBIENTE

TYPICAL STREET SECTION

NO SCALE

PRIVATE DRAINAGE EASEMENT PER MAP NO.

DATA TABLE:

L1 N55°23'25"W 15.90'

CI D=14°02'58"

C3 D=83°08'50'

L=31.93'

L=90.73° C2 D=07°08'41"

PRIVATE STREET

(LOT 119, MAF 12764)

/L/OT /113

CO. OF S.D. TRACT

MANAGEMENT

ITEMS	SYMBOL
TRACT BOUNDARY	
RIGHT OF WAY	
LOT LINE —	
CUT/FILL SLOPE 1.5: 1 OR AS NOTED —	V C.11
EXISTING CONTOUR —	665
PROPOSED CONTOUR —————	(665)
DAYLIGHT LINE-	————————
BRUSH MANAGEMENT LINE	<u> </u>
LOT NUMBER ————	1
FINISH FLOOR ELEVATION ————————	FF=
GARAGE FLOOR ELEVATION ————————————————————————————————————	<u>GF</u> =
INDICATES UNIT NUMBER	1
AIR CONDITIONING UNIT -	A
PAD ELEVATION ————————————————————————————————————	PAD 1119
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN (PVT.) — =	
PROPOSED SEWER MAIN (PVT.) ————————————————————————————————————	
PROPOSED WATER MAIN (PVT.) ————————————————————————————————————	
PROPOSED FIRE HYDRANT ASSEMBLY	
EXISTING FIRE HYDRANT ASSEMBLY————————————————————————————————————	_\ _\ _\
PROPOSED CONCRETE BROW DITCH	$\Rightarrow \Rightarrow \Rightarrow$
INDICATES DIRECTION OF FLOW	<b>→ →</b>
RETAINING WALL	
INDICATES TOP OF WALL ELEVATION	<u> </u>
INDICATES FINISHED GROUND ELEVATION	7 5 77.12
INDICATES PAYENTS FLEVATION	• 15 111616
INDICATES FINISH CRAPE FLEVATION	
INDICATES FINISH GRADE ELEVATION	•
NOTE:	• 12 1110

ZONING INFORMATION			
APN 26	4-382-16	EXISTING	PROPOSED
USE REGULATIONS		C-36	RV-3
ANIMAL R	PEGULATIONS	Q	Α
NS	DENSITY	29	3
REGULATIONS	LOT SIZE	-	-
	BUILDING TYPE	Т	L
REG	MAXIMUM FLOOR AREA	-	-
	FLOOR AREA RATIO	-	-
ENT	HEIGHT	G	Н
JPME	LOT COVERAGE	-	60%
JEVEL OPMENT	SETBACK	0	V
DE	OPEN SPACE	Α	Α
SPECIAL	AREA REGULATIONS		D

SAN DIEGO COUNTY DESIGN STANDARDS DS-1 THROUGH DS-16,

DS-20A AND DS-20B APPLY TO THIS PROJECT.

LOT AREA				
LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	243,511	5.59	243,511	5.59

# OPEN SPACE/ LBZ AREA

	EXISTING	*PROPOSED	*PROPOSE
O.S. AREA	O.S. AREA	LBZ AREA	LBZ AREA
(SF)	(AC)	(SF)	(AC)
49,810	1.14	86,597	2.00
* BRUSH MANAGEMENT ZONE 'B' CAN OCCUR WITHIN LBZ			
(LIMITED BUILDING ZONE). DRAINAGE PIPE, HEADWALL, RIPRAP & BROW			
		IPRAP & BROW N OPEN SPACE ARE	ĒA.

RANCHO CIELO

VILLAGE CENTER

SCALE: 1"=40'

- VIA RANCHO CIELO

PUNTA DEL SUR

*FE DRIVE* 

VIA DE S6 LA VALLE

ZONE "A" BRUSH MANAGEMENT

- MANAGEMENT BOUNDARY

´ 10.98'

BOUNDARY

EXISTING OPEN SPACE

- OPEN SPACE EASEMENT -PER MAP NO. 12764

> 109 TOJ CO. OF S.D. TRACT

> > NO. 4229-2

N87°17'07"W 269.16' 1070

MAP NO. 12764

MAP NO. 12764 264-382-16

KEY MAP

PROPOSED & 15' WIDE

STORM DRAIN EASEMENT

PCL D B/C 00-0040/

DOC. 2000-0191412

B/C 01-0100/ DOC. 2001-042/1699

NOTE: ELEVEN CARRIER MODEL J8HDCOJ6 J- TON HVAC UNITS OR EQUIVALENT SIZED UNITS WITH A SINGLE SOUND POWER LEVEL OF 68.0 dBA OR LESS.

PRIVATE CONCRETE

— LINEA DEL CIELO

VICINITY MAP

NO SCALE

LOT 203 CO. OF S.D. TRACT NO. 4229-4 MAP NO. 12905

RANCHO SANTA FE

#### GENERAL NOTES

1. TOTAL GROSS AREA: 5.590 ACRES NET AREA: 5.590 ACRES

2. TOTAL NUMBER OF LOTS: 1 LOTS LOT 1 - RESIDENTIAL, PORTION OF LOT 1 - OPEN SPACE

3. TOTAL NUMBER OF DWELLING UNITS: 11 4. ALL PROPOSED UTILITIES TO BE UNDERGROUND.

5. EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, FLOWN

10-23-98. (CONTOURS SHOWN ON PLAN ARE 2 FOOT INTERVAL)

6. LAMBERT COORDINATES: 322-1719 7. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE

GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES;

DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT. 8. GENERAL PLAN REGIONAL CATEGORY: EDA

9. GENERAL PLAN LAND USE DESIGNATION: 21 10. COMMUNITY PLAN: SAN DIEGUITO

11. PROPOSED LAND USE: 11 CONDOMINIUM UNITS

12. PROPOSED TAX RATE AREA: 74180

### LEGAL DESCRIPTION

FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

#### ASSESSOR'S PARCEL NO. 'S EXISTING ZONE PROPOSED ZONE

# PUBLIC UTILITIES/DISTRICTS:

OLIVENHAIN MUNICIPAL WATER DISTRICT OLIVENHAIN MUNICIPAL WATER DISTRICT STORM DRAIN COUNTY OF SAN DIEGO PACIFIC TELEPHONE TELEPHONE

GAS AND ELECTRIC COX CABLE *POLICE* COUNTY SHERIFF RANCHO SANTA FE FIRE PROTECTION DISTRICT ESCONDIDO UNION SCHOOL DISTRICT

#### CONDOMINIUM NOTE

LOT 1 OF THIS SITE PLAN IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 11.

(ELEMENTARY, JR. HIGH, AND HIGH SCHOOL)

#### PARK LAND DEDICATION STATEMENT

SEE AMENDED SPECIFIC PLAN FOR RANCHO CIELO PARK LAND DEDICATIONS.

SPECIAL ASSESSMENT ACT STATEMENT

#### NO REQUEST WILL BE MADE

# SOLAR ACCESS NOTE

THE LOT WITHIN THIS SUBDIVISION HAS A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

SHEET INDEX:

SHEET 1	TITLE SHEET AND SITE PLAN
SHEET 2	LANDSCAPE PLAN
SHEET 3	ARCHITECTURAL ELEVATIONS
SHEET 4	ARCHITECTURAL ELEVATIONS

# STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

#### IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

#### NOTES:

1. TRASH AND RECYCLABLE MATERIAL PICKUP TO BE PROVIDED AS INDIVIDUAL CURBSIDE PICKUP FOR EACH RESIDENCE.

2. ALL RETAINING WALLS SHALL BE MODULAR SEGMENTAL CONCRETE SYSTEMS, RANGING IN HEIGHT FROM 1' TO 20' TALL AS DESIGNATED ON THE PLAN.

# OWNER / SUBDIVIDER

OWNER'S CERTIFICATE (OWNER AND SUBDIVIDER): WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP.

RANCHO CIELO ESTATES, LTD. PO BOX 2303 RANCHO SANTA FE, CA 92067 TEL: (858) 756-5667

#### DENSITY CALCULATION

PROPOSED DENSITY = 11 DU/ 5.590 AC = 2.0 DU/ AC ALLOWABLE DENSITY = 3.0 DU/AC

#### ENGINEER OF WORK

FUSCOE ENGINEERING · SAN DIEGO, INC. 6390 GREENWICH DRIVE, STE. 170 SAN DIEGO, CA 92122 (858)554-1500





REVISION

ROBERT A. CHASE RCE 41903 DATE